Land For Sale

5489 CLEARWATER FARM BOULEVARD, LOUISVILLE, KY 40219

Executive Summary

OFFERING SUMMARY

Zoning:	C-1
Traffic Count:	26,200
Sale Price: (Total)	$1,400,000.00 (~5.0299 Acres)
Lot # 1: (Corner Lot)	$550,000 -$600,000 (~1.14 Acres)
Lot # 2: (Lot Fronting Fern Valley Rd.)	$500,000 -$550,000 (~1.43 Acres)
Lot # 3: (Lot Fronting Old Shepherdsville Rd.)	$500,000 -$550,000 (~0.67 Acres)
Lot # 4: (Rear Lot Fronting Old Shepherdsville Rd.)	$500,000 -$550,000 (~1.79 Acres)

PROPERTY OVERVIEW

Multiple Out-Lots available for sale on the highly visible and heavily trafficked intersection of Fern Valley Road and Old Shepherdsville Road, one-mile south of the GE Appliance Corporate Campus and adjacent to hundreds of recently constructed apartments (Clearwater Farm Apartments).

The Owner can be flexible of the pad location, size, and terms (see attached Detailed Development Plan). The proposed development plan has been approved for four out-lots that may be sold individually or acquired as a single parcel consisting of approximately 5.0299 acres.

Not only is the land only available for sale, but the owner would also be willing to do a ground lease or build-to-suit for a strong corporate user with a corporate guarantee.
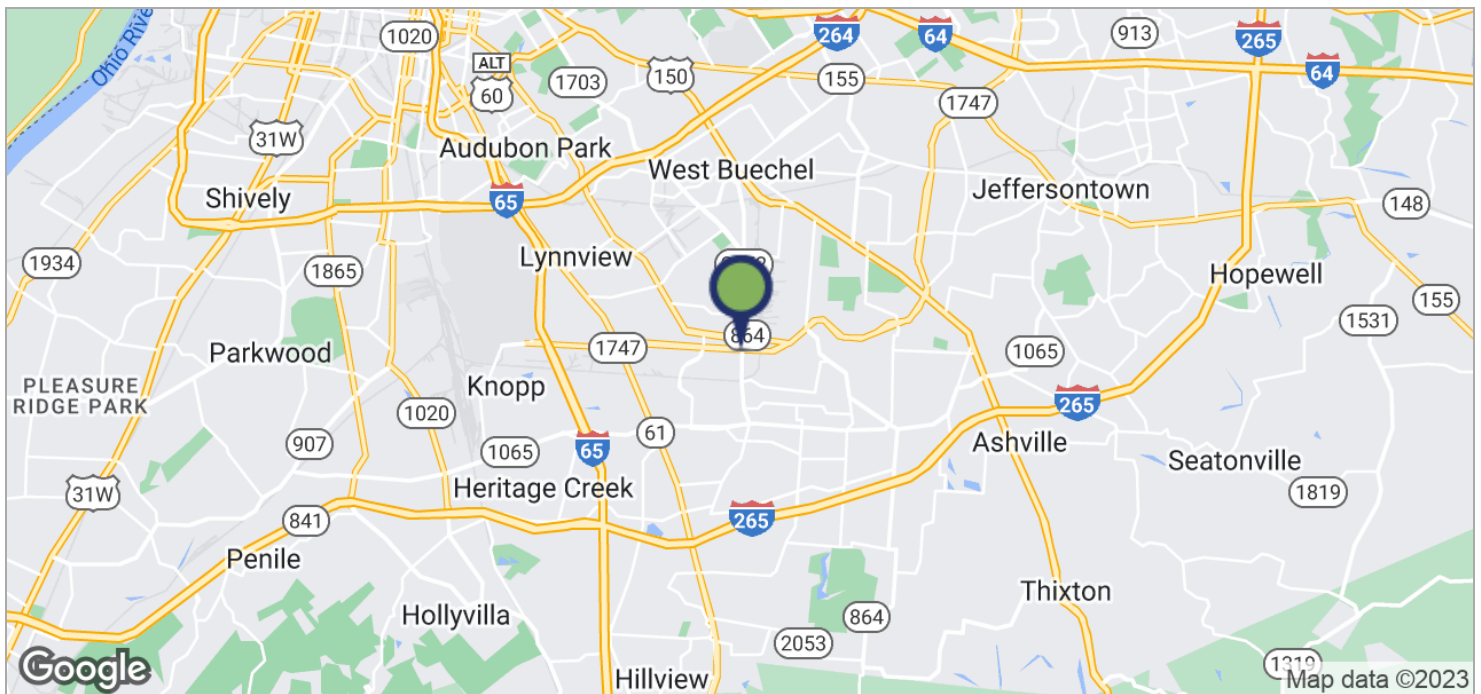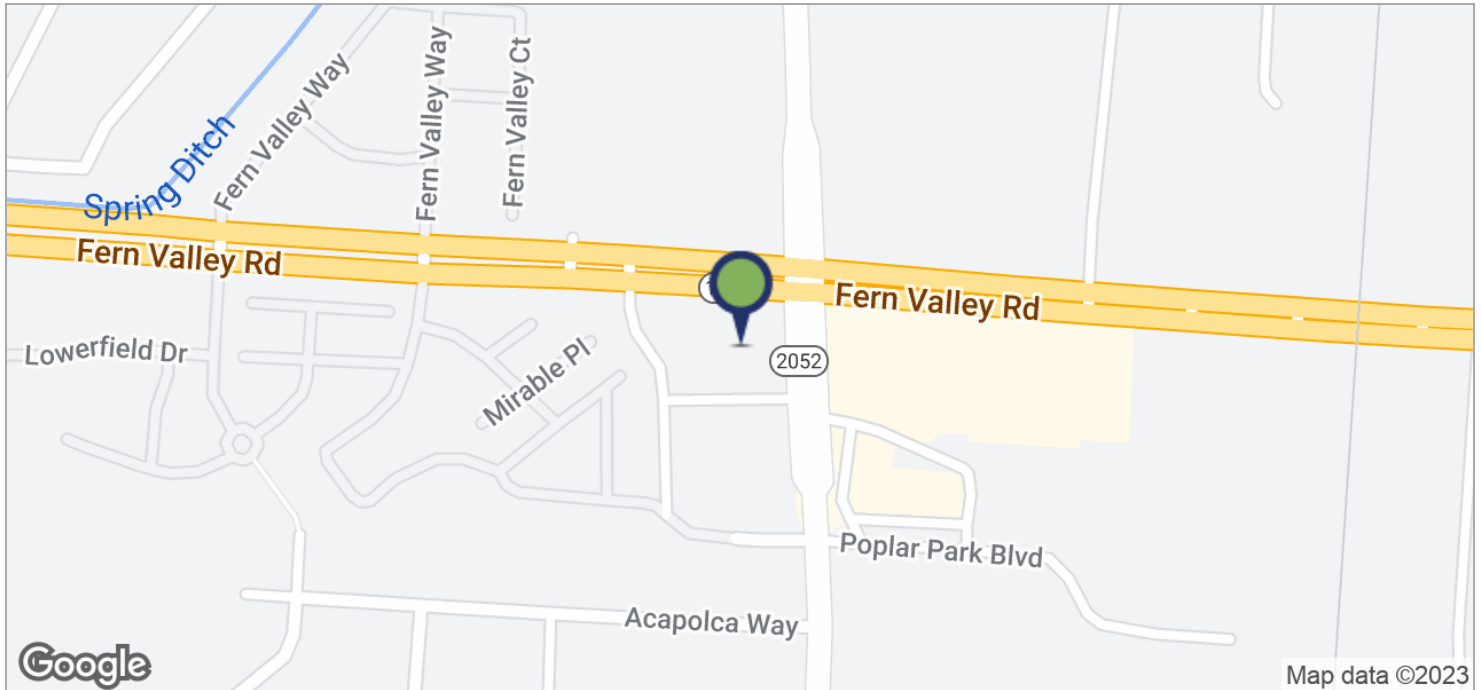
PROPERTY HIGHLIGHTS

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5489 CLEARWATER FARM BOULEVARD, LOUISVILLE, KY 40219
Approved Detailed Development Plan

PROJECT SUMMARY

PROPERTY ADDRESS	5501 CLEARWATER FARM BLVD
TAX BLOCK/LOT	3889/40
PROPERTY AREA	5.029 AC/219,063 SF±
EXISTING ZONING	C-1
EXISTING FORM DISTRICT	SUBURBAN WORKPLACE
EXISTING USE	VACANT
PROPOSED USE	RETAIL AND RESIDENTIAL
FRONT YARD/STREET SIDE SETBACK	25 FEET
SIDE YARD SETBACK	NONE
REAR YARD SETBACK	NONE

IMPERVIOUS AREA
EX IMPERVIOUS = 0 AC
PROPOSED IMPERVIOUS = 2.78 AC

PARKING SUMMARY

MIN REQUIRED PARKING	112 SPACES
10% REDUCTION FOR TRANSIT LDC9.1.3.F.1	−11 SPACES
TOTAL MINIMUM REQUIRED PARKING	101 SPACES
MAXIMUM ALLOWED	240 SPACES
PARKING PROVIDED	135 SPACES(INCLUDING 8 ACCESSIBLE)

TREE CANOPY CALCULATIONS

PROPERTY AREA	5.029 AC±/219,063 SF
EXISTING TREE CANOPY	0−40%, CLASS C
EXISTING TREE CANOPY TO BE PRESERVED	0%
PROPOSED TREE CANOPY TO BE PLANTED	20% OF AREA (43,813 SF)

VUA/ILA DATA

VEHICLE USE AREA:	97,221 SF
INTERIOR LANDSCAPE AREA REQUIRED:	7,292 SF/7.5%
INTERIOR LANDSCAPE AREA PROVIDED:	15,063 SF/15.5%

GENERAL NOTES

1. ALL PARKING AND MANEUVERING AREAS ARE TO BE EITHER ASPHALT OR CONCRETE SURFACES.
2. COMPATIBLE UTILITIES SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
3. BEARINGS AND DISTANCES SHOWN HEREON DO NOT CONSTITUTE A BOUNDARY SURVEY.
4. SANITARY SEWER SERVICE WILL BE PROVIDED BY PROPERTY SERVICE CONNECTION AND LATERAL EXTENSION, SUBJECT TO FEES AND APPLICABLE CHARGES. WASTE WATER TREATMENT PROVIDED BY DEREK R GUTHRIE WWTP.
5. STORM SEWER DESIGN AS SHOWN ON THESE PLANS IS A COMBINATION OF EXISTING AND CONCEPTUAL LAYOUTS. SEE DRAINAGE PLANS FOR FINAL STORM LAYOUTS.
6. DETENTION HAS BEEN PROVIDED FOR THIS DEVELOPMENT IN THE EXISTING ADJACENT CLEARWATER APARTMENTS BASINS.
7. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE.
8. ALL DISTURBED AREAS TO BE SEEDED.
9. SITE IS NOT LOCATED IN THE FLOODPLAIN PER FIRM MAP NUMBER 21111C0094E, DATED DECEMBER 5, 2006.
10. DUMPSTER ENCLOSURES SHALL BE SCREENED IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE.
11. SIGNAGE TO COMPLY WITH LOCAL ZONING REQUIREMENTS.
12. ALL PARKING SPACES TO BE 9' X 18' TYP, EXCEPT AS OTHERWISE NOTED.
13. CONSTRUCTION PLANS, BOND, AND KTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
14. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MGMT. PRACTICES.
15. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
16. CROSS ACCESS AND/OR SHARED PARKING AGREEMENT TO BE PROVIDED PRIOR TO CONSTRUCTION PLAN APPROVAL.
17. ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
18. EXISTING SIDEWALKS ALONG STREET FRONTAGES TO BE REPAIRED OR REPLACED AS DETERMINED BY METRO PUBLIC WORKS AT TIME OF CONSTRUCTION PLAN REVIEW.
19. ALL DRIVING SURFACES TO BE A HARD AND DURABLE MATERIAL.
20. EASEMENT PLAT WILL BE REQUIRED BY MSD FOR PROPOSED THROUGH DRAINAGE PRIOR TO CONSTRUCTION PLAN APPROVAL.
21. KTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
22. FERN VALLEY RD IS A DESIGNATED PARKWAY. ALL SIGNS FACING FERN VALLEY ROAD MUST MEET PARKWAY STANDARDS.
23. SITE IS SUBJECT TO REGIONAL FACILITY FEE X 1.5 FOR INCREASED RUNOFF VOLUME COMPENSATION.

MSD EROSION PREVENTION AND SEDIMENT CONTROL NOTE:

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING AREAS ARE SEEDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW − WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT − LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

LOT 1
LOT AREA	1.14AC
PROPOSED USE	DRIVE THRU FAST FOOD
BUILDING AREA/FLOOR AREA	2,454 SQ. FT.
FLOOR AREA RATIO	0.05
MIN REQUIRED PARKING	20 SPACES (1/125 SF)
MAXIMUM ALLOWED	49 SPACES (1/50 SF)
HEIGHT	ONE STORY
BICYCLE PARKING = 4 SHORT TERM AND 2 LONG TERM	

LOT 2
LOT AREA	1.43 AC
PROPOSED USE	DRIVE THRU FAST FOOD
BUILDING AREA/FLOOR AREA	2,995 SF
FLOOR AREA RATIO	0.05
MIN REQUIRED PARKING	24 SPACES (1/125 SF)
MAXIMUM ALLOWED =	60 SPACES (1/50 SF)
HEIGHT	ONE STORY
BICYCLE PARKING = 4 SHORT TERM AND 2 LONG TERM	

LOT 3
LOT AREA	0.67 AC
PROPOSED USE	DRIVE THRU FAST FOOD
BUILDING AREA/FLOOR AREA	2,690 SF
FLOOR AREA RATIO	0.09
MIN REQUIRED PARKING	22 SPACES (1/125 SF)
MAXIMUM ALLOWED =	54 SPACES (1/50 SF)
HEIGHT	ONE STORY
BICYCLE PARKING = 4 SHORT TERM AND 2 LONG TERM	

LOT 4
LOT AREA	1.79 AC
PROPOSED USE	RETAIL
BUILDING AREA/FLOOR AREA	11,526 SQ. FT.
FLOOR AREA RATIO	0.15
MIN REQUIRED PARKING =	46 SPACES (1/250 SF)
MAXIMUM ALLOWED =	77 SPACES (1/150 SF)
HEIGHT	ONE STORY
BICYCLE PARKING = 2 SHORT TERM AND 2 LONG TERM	

LOCATION MAP – NO SCALE

TYPICAL PARKING DETAIL
NO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

WM#10517

DETAILED DEVELOPMENT PLAN
Sheet 1 of 1

Land For Sale
5489 CLEARWATER FARM BOULEVARD, LOUISVILLE, KY 40219
Location Maps

NEXUS
COMMERCIAL ADVISORS

Demographic Summary Report

	1 mile	3 miles	5 miles
POPULATION			
2018 Total Estimated Population	11,889	80,858	206,563
2023 Total Projected Population	12,667	82,972	211,941
2010 Total Census Population	10,348	77,531	198,080
2000 Total Census Population	8,710	71,041	181,381
2000-2010 Population: Historical Annual Growth Rate	1.74	0.88	0.88
2010-2018 Population: Estimated Annual Growth Rate	1.70%	0.51%	0.51%
2018-2023 Population: Projected Annual Growth Rate	1.28%	0.52%	0.52%
2018 Estimated Median Age	35.6	37.9	38.9
2018 Total Daytime Population	10,438	79,203	194,925
Workers	4,924	38,246	95,241
Residents	5,514	40,957	99,684
HOUSEHOLDS			
2018 Estimated Households	4,814	32,342	85,025
2023 Projected Households	5,118	33,120	87,062
2010 Census Households	4,207	31,145	81,886
2000 Census Households	3,592	28,295	74,131
2000-2010 Households: Historical Annual Growth Rate	1.59	0.96	1.00
2010-2018 Households: Estimated Annual Growth Rate	1.65%	0.46%	0.46%
2018-2023 Households: Projected Annual Growth Rate	1.23%	0.48%	0.47%
2018 Estimated Average Household Size	2.47	2.48	2.40
RACE & ETHNICITY			
2018 Estimated White Alone	6,861	48,942	146,921
2018 Estimated Black Alone	3,561	23,314	40,978
2018 Estimated American Indian Alone	26	198	443
2018 Estimated Asian Alone	340	1,867	4,591
2018 Estimated Pacific Islander Alone	15	61	129
2018 Estimated Some Other Race Alone	637	3,782	7,035
2018 Estimated Two or More Races	448	2,695	6,466
2018 Estimated Hispanic Origin	1,834	8,973	17,354
INCOME			
2018 Estimated Average Household Income	$54,455	$57,546	$67,393
2018 Estimated Median Household Income	$46,292	$46,052	$53,210
2018 Estimated Per Capita Income	$22,038	$23,213	$27,909
2018 Estimated Median Home Value	$128,003	$136,914	$156,635
EDUCATION (AGE 25+)			
2018 Estimated: Less than 9th Grade	3.1%	4.0%	2.9%
2018 Estimated: 9th - 12th Grade, No Diploma	5.8%	7.4%	5.7%
2018 Estimated: High School Graduate	26.6%	26.0%	22.9%
2018 Estimated: GED/Alternative Credential	6.6%	6.8%	5.1%
2018 Estimated: Some College, No Degree	23.9%	23.8%	24.8%
2018 Estimated: Associate Degree	10.7%	10.5%	10.5%
2018 Estimated: Bachelor's Degree	15.6%	14.5%	18.0%
2018 Estimated: Graduate/Professional Degree	7.6%	7.1%	10.1%
BUSINESS			
2018 Estimated Total Businesses	402	2,573	5,948
2018 Estimated Total Employees	5,103	38,652	92,659
2018 Estimated Total Residential Population	11,889	80,858	206,563
2018 Estimated Employee Population per Business	12.69	15.02	15.58
2018 Estimated Residential Population per Business	29.57	31.43	34.73